

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, DECEMBER 18, 2000**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with Messrs. Bloomfield, Dale and Senhauser and Mmes. Borys, Spraul-Schmidt and Sullebarger present. Members absent: Messrs. Kreider and Raser and Ms. Wallace.

### **MINUTES**

The minutes of the November 13, 2000, meeting were approved as corrected (Motion by Spraul-Schmidt, second by Sullebarger).

### **CERTIFICATE OF APPROPRIATENESS, 225 WEST 9TH STREET, NINTH STREET HISTORIC DISTRICT**

The Board tabled this item on September 25, 2000 until cost estimates comparing window replacement and repair were available. The owner obtained these and now proposes replacing the existing front windows with 1/1 solid wood double hung windows to fit the original openings and installing 1/1 aluminum replacement windows fitting the original openings to match the original side and rear windows. Staff recommends approval of this plan. Max Hofmeyer, the owner, and Allan Meyer, the architect, were present.

### **BOARD ACTION**

The Board voted unanimously (motion by Sullebarger second by Bloomfield) to accept the staff recommendation to:

1. Install replacement windows on the front elevation to match the original windows with solid wood 1/1 double hung windows to fit the original openings.
2. Install metal replacement windows to match the original windows on the side and rear elevation with 1/1 sash metal windows to fit the original openings.
3. All final plans, details and product selection must be reviewed and approved by the Urban Conservator prior to issuing a Certificate of Appropriateness and a building permit.

### **CERTIFICATE OF APPROPRIATENESS AND ZONING VARIANCES, 23 WEST COURT STREET, COURT STREET HISTORIC DISTRICT**

Staff member Adrienne Cowden presented the staff report. Property owner David Fox wishes to replace the existing 15'x7' projecting sign with a smaller 5'x6' sign. The proposed sign will be attached to the storefront lintel and will not cover or require the removal of significant architectural details. It will be mounted on a 3" diameter steel pole that extends from the building's facade; a single guy wire connecting the pole and the building will provide additional support. The graphics are painted on sheet metal with the colors white, black, red, gray and blue. The bottom of the sign will clear the sidewalk below by 10'-2" and will extend out 6'-6" from the building over the 10'-6" wide sidewalk.

As proposed, the sign complies with the Court Street Historic District guidelines for signs. It also meets the minimum of three Projecting Sign Design Guidelines; however, it does not comply with Section 1443-409 (b) of the Zoning Code for projecting signs in the Downtown Development (DD) District and requires two variances. The regulations specify that a sign "shall not exceed three and one-half feet in height or width, nor extend from the building more than one-half the width of the sidewalk." The applicant is requesting a variance for the size of the proposed 5'x6' sign and the 1'-3" distance that it extends over the mid-point of the sidewalk.

In response to questions from the Board, Ms. Cowden said the new signage is the first phase of a larger renovation. The owner intends to alter the storefront to return it more nearly to its original appearance. Mr. Fox offered to bring the Board pictures of the building before its facade was remodeled as part of a preliminary design review. A painted sign on the storefront reading "Tri-State Jobbing Co." has been painted over, and it is possible a third sign currently attached to the storefront lintel will also be removed.

Owner David Fox was present to answer questions. Mr. Fox said one reason for the 5'x6' dimensions of the proposed sign is visibility from Vine Street. He also noted the proposed sign is a third smaller than the existing 15'x7' sign. The Board agreed it would accept the new sign as shown in the submitted drawings, provided it did not require any variances. Several Board members stated they do not believe the drawings are to scale; the owner agreed to provide a scale drawing of the facade as proposed.

#### **BOARD ACTION**

The Board voted unanimously (motion by Bloomfield second by Borys) to approve the Certificate of Appropriateness, conditioned upon the staff determining that no variance is required. If the size of the sign as depicted in the simulation exceeds the zoning guidelines, the owner must return to the Board with an accurate depiction of the proposed facade signage for Board action upon a variance.

#### **OTHER BUSINESS**

*Motion of Councilmembers DeWine and Reece:* Urban Conservator Forwood read from a motion by Councilmembers DeWine and Reece that City administration fully implement the provisions of Section 3406.1 and 3405.1 of the Ohio Basic Building Code to encourage the reuse and renovation of historic and older properties. Further, the Department of Buildings and Inspections should develop policies and procedures to insure those provisions are being applied in a manner that encourages the maximum reuse of existing buildings and protects public safety. This motion will be heard in Council Committee December 19, 2000. Mr. Senhauser and Mr. Kreider have a meeting with Councilman DeWine early in January.

*Proposed addition to 830 Lincoln Avenue:* Before the owner applies for a preliminary design review or COA, Mr. Bloomfield, Ms. Borys and Ms. Spraul-Schmidt will meet with him as a committee of the Board.

*Art Center at Liberty and Main Streets:* Owner now wishes to fence the parking lot.

*Cincinnati Millicron Building:* Ms. Sullebarger said the building is in danger of demolition to provide space for a big box retailer. Office space may be a part of the plan. Ms. Sullebarger suggested locating office space in the office part of existing building.

*Web Page:* Daniel Young has adapted the Historic Conservation Office web page to permit visitors to enter a street address and find out whether or not it is in a historic district. Also, through Adobe Acrobat, visitors can print out a list of every local, national or individually registered historic property in Cincinnati.

*Grandin Road Historic Designation Study:* At least one person has called Mr. Senhauser, and two more have contacted Ms. Cowden about the proposed study.

*Addition at Doherty Campus of Seven Hills School:* Mr. Senhauser expressed disappointment with the expansion as built; he suggested the Board determine whether the as-built structure is what the HCB approved.

*1883 Madison Road:* The architect plans to return to the Board for approval to enlarge the garage and the connector. The oak tree on the rear elevation is diseased and must be removed. Latticework rather than a masonry foundation for the addition was permitted only to preserve the oak tree; current plans show the latticework on the rear extending about 30' under the terrace. Mr. Forwood has informed the architect and the attorney he will now require a masonry foundation for the addition and the terrace. He has also declined to approve the rail detail for the fence that had been presented to the Board on the schematic as a simple horizontal/vertical fence; current drawings are for a more elaborate fence.

#### **ADJOURNMENT**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser  
Chairman

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Date